

Designating the Hull Building at 2401-  
2405 1st Avenue as an Historic Landmark.

## **Ordinance No. 108518**

81.B:54

AN ORDINANCE relating to historic  
preservation, imposing controls  
upon the Hull Building, 2401-05  
1st Avenue, a Landmark designated  
by the Landmarks Preservation Board  
under Ordinance 106348.

9/11/79 - UD: H - PASS

COMPTROLLER  
FILE NUMBER \_\_\_\_\_

## **Council Bill No. 100581**

INTRODUCED: <b>JUL 30 1979</b>	BY: <b>EXECUTIVE REQUEST</b>
REFERRED: <b>JUL 30 1979</b>	<b>URBAN DEVELOPMENT</b> <b>&amp; HOUSING</b>
REFERRED:	
REFERRED:	
REPORTED: <b>SEP 17 1979</b>	SECOND READING: <b>SEP 17 1979</b>
THIRD READING: <b>SEP 17 1979</b>	SIGNED: <b>SEP 17 1979</b>
PRESENTED TO MAYOR: <b>SEP 18 1979</b>	APPROVED: <b>SEP 26 1979</b>
RETD. TO CITY CLERK: <b>SEP 26 1979</b>	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

= {Historic Prio. Officer} x  
= {Earl Layman}

- 1cc K.C. Recorder

PUB  
- BLDG. (EC)  
ENG.  
B. O.  
A. C.  
S. E.  
C. O.  
LIGHT

ORDINANCE 108518

AN ORDINANCE relating to historic preservation, imposing controls upon the Hull Building, 2401-05 1st Avenue, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public meeting on January 5, 1977, recommended the Hull Building, 2401-05 1st Avenue, Seattle for consideration of designation as a Landmark under Ordinance 102229, and

WHEREAS, on June 15, 1977, the Board designated the Hull Building a Landmark under Ordinance 106348; and

WHEREAS, after a public meeting on June 15, 1977, the Board voted to approve the designation of the Hull Building as a Landmark under Ordinance 106348; and

WHEREAS, on October 19, 1977, the Board approved the controls and incentives recommended by the staff and agreed to by the owner on April 13, 1979; and

WHEREAS, the Board recommends to the City Council imposition of controls; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has designated the Hull Building, more particularly described as Block 3, Lot 8, of the Portion of the Town of Seattle, as laid out on the Land Claim of Wm. H. Bell, and the North Western Extremity of the Claim of A. A. Denny (Commonly known as Bell & Denny's Addition to the City of Seattle) as a Landmark based upon satisfaction of the following criteria of Ordinance 102229:

Section 6 (1) -has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and

Section 6 (3) -exemplifies the cultural, political, economic, social or historic heritage of the community; and

1           Section 6 (6) -is the work of a designer whose indi-  
2                               vidual work has significantly influenced  
                              the development of Seattle; and

3           Section 6 (9) -owing to its unique location or singular  
4                               physical characteristic, represents an  
                              established and familiar visual feature  
5                               of the neighborhood, community or city.

6           Section 2. The following controls upon alteration of  
7           the landmark are hereby imposed:

8           A Certificate of Approval must be obtained or the time  
9           for denying a Certificate of Approval must have expired  
10          before the owner may make alterations to all elements  
11          of the facades, except for the fire escapes, conduits  
12          and downspouts on west facade. Any in-kind maintenance  
13          and repair for the above noted features shall be  
            excluded from the above controls.

14          Section 3. Enforcement of this Ordinance and penalties  
15          for its violation shall be as provided in Section 14.08 of  
            Ordinance Number 106348.

16          Section 4. The City Clerk is hereby directed to record  
17          this ordinance with the King County Director of Records and  
18          Elections, deliver two copies to the City Historic Preservation  
19          Officer, 400 Yesler Building, and deliver one copy to the  
20          Superintendent of Buildings.

(To be used for all Ordinances except Emergency.)

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 17 day of September, 1979,  
and signed by me in open session in authentication of its passage this 17 day of  
September, 1979.

John Miller  
President of the City Council.  
Approved by me this 26 day of September, 1979.  
Charles Roper  
Mayor.

Filed by me this 26 day of September, 1979.

E. L. Kinn  
Attest: City Comptroller and City Clerk

(SEAL)

Published.....

By Rayne Engstrom  
Deputy Clerk.

# Seattle Historic Building Data Sheet

1. Name (common or present and/or historic) Hull Building Bell and Denny's Addition
2. Street and Number 2401 - 5 - First Avenue Block 3 Lot 8 Year Built 1889
3. Present Owner Albert K. Eng Present Use shops and apt./hotel  
75 - Darsi Prop., Intercorp Inc., and Laurelton Inv. Ltd., tenants in common
4. Interim Owner(s) Alonzo Hull, original Interim Use(s) same  
building owner
5. Original Owner Wm. Bell original land Original Use same  
owner
6. Architect 1975 Builder \_\_\_\_\_
7. Assessed Value: Building \$24,000 Land \$55,200 Assessors File No. 065300-0120
8. Classification:
- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public             | <input checked="" type="checkbox"/> Occupied      | Open to Public:                        |
| <input type="checkbox"/> Site                | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> Unoccupied               | <input type="checkbox"/> Yes           |
| <input type="checkbox"/> Structure           | <input type="checkbox"/> Both               | <input type="checkbox"/> Preservation work        | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Object              |   | in progress                                       | Hours _____                            |
| <input type="checkbox"/> Other               |   | <input type="checkbox"/> Threatened by demolition |  |
|  |   | <input type="checkbox"/> Unknown                  |  |
9. Neighborhood Information:
- A. Compatibility With Neighborhood
- Structure Yes X No \_\_\_\_\_
- Use Yes X No \_\_\_\_\_
- B. Importance to Neighborhood
- Great \_\_\_\_\_
- Moderate X \_\_\_\_\_
- Minor \_\_\_\_\_
- C. Architecturally Strong Neighborhood
- Comments One of the early three story structures of Belltown as it developed into a district of light manufacturing and apartment hotels. Hull Building still in scale, and reflecting nature of neighborhood. Architecturally one of the strongest buildings and related in design, scale, and location to the Bell and Barnes buildings.
10. Special Research Sources (Be Specific, list name or item and where found)
- King County Assessor's Office
- Pioneer National Title Insurance Co.
- Polk's City Directories, Museum of History and Industry
11. Cross Street Reference
- |              |      |  |        |   |
|--------------|------|--|--------|---|
|              |      |  |        |   |
|              |      |  |        | X |
| First Avenue | Bell |  | Barnes |   |
|              |      |  |        |   |
- > north
12. Photos Attached & Photographer Peggy Corley, Department of Community Development

13. Physical Description

A. Style of Architecture  
Late Victorian commercial

B. Construction Material  
ordinary masonry (red brick)  
solid 17"

C. No. of Stories  
metal cornice and trim  
stone foundation  
Three stories on First Avenue  
first - shops  
second and third - hotel

D. Condition  
Excellent \_\_\_\_\_  
Good X \_\_\_\_\_  
Fair X \_\_\_\_\_  
Poor \_\_\_\_\_

E. Exterior Desecration of  
Original Design

None or little X \_\_\_\_\_  
Moderate amount \_\_\_\_\_  
Considerable \_\_\_\_\_

F. Architectural worth at  
Example of Its Style

Exceptional \_\_\_\_\_  
Excellent X \_\_\_\_\_  
Good \_\_\_\_\_  
Fair \_\_\_\_\_  
Poor \_\_\_\_\_

G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc.  
Refer to Guidelines of Landmarks Preservation Board).

The Hull Building, built in 1889 is a solid brick building of three stories. It has a stone foundation for its full basement. The roof is tar and gravel with metal cornice and trim. The tall windows of the second and third floor are double hung wood sash. Interior finish is plaster walls and fir floors, and fir trim. The total structure is 70' x 60'.

In satisfaction of ordinance <sup>Elmer</sup> criteria (1) and (6), the building is another attributed to the architect ~~Carl~~ Fischer, whose impact on the post-fire city scape is well known. In addition, it is a very straight-forward, non-stylistic example of late Victorian commercial architecture, with much remaining rich detail in the brickwork, cornice and friezes (altho the latter, of metal, are currently deteriorating badly). The use of castiron columns on the First Avenue front allowed for large shop windows (typically) Victorian, and independent of the balance of the masonry structure. The use of small windows on the first floor on the down-hill side of the building is again typical, for these were located above display and storage shelving in the original use of the building. These characteristics are also evident in the Gairy and Olympic View buildings.

14. Significance

A. Major Significance

- ☐ Historical
- ☒ Architectural
- ☐ Engineering
- ☐ Cultural
- ☐ Geographical
- ☐ Archaeological

B. Level of Significance

- ☐ National
- ☒ State
- ☒ Community

C. Statement of Significance (Be specific, history, personages, events, etc.)

Relative to criteria #3:

The Hull Building is located on land originally part of the grant to William Bell, one of the original band of settlers at Alki Point. His deed was recorded in 1866. Bell deeded the land to Arthur A. Denny, another city founder, in 1870. Land transactions and transfers continued in the 1870's and 1880's until after an apparent sheriff's sale in 1888, the property was sold to J. D. Lowman, then to E. C. Kilbourne, and thence to Alonzo Hull. Hull, vice president of the H. J. Hull and Company, furniture and upholstered goods, built the three story building in 1889. The Furniture firm became Bennett and Hull by 1893 and Alonzo appears to have branched off into real estate. By 1893 Alonzo Hull located his real estate office in the Hull Building.

Hull sold the building in 1906 and by 1908 the hotel portion was known as the New Hudson Hotel. It has continued as a building housing small shops or industries with an apartment hotel above, to the present day. The E. C. Hansel Packers owned the structure from 1924 to 1961, then the A-1 Laundry profit sharing and Retirement Fund, (Albert Eng, trustee), briefly Kimberly, Oroweat, and then Eng. The building has just been sold to Darsi Properties, Intercorp Inc., and Laurelton Investments Ltd., tenants in common.

Early owners of the property, besides Bookstore owner Lowman, and financier Dr. Kilbourne were George Budlong a boatbuilder, George Lockerby a grocer, and George Hill a real estate broker, and James McNaught a lawyer. The land sold for very little, and even after the building was built, the property did not appreciate as the various owners hoped. The original small businesses, and the established pattern of apartment dwellers has remained.

Relative to criteria #9:

The Hull Building is one of the remaining three story structures built in 1889 as hopes led investors to planning expansion of the major business district to the north. The regrading of Denny Hill, and later regrading of the north-south streets opened up the area for more movement of people and vehicles. But the business district and financial and legal centers of the City of Seattle never did move that far north. Because of that factor, Belltown retained its initial character: small shops, light industry, and worker-related housing units. The Hull Building, in relation to its neighbors the Bell, Barnes, Leader, and Surveyor Signature Peggy Corley Date 12/10/76 even beyond to the Oregon and Douglas Hotels, reflects its continuity of character.

Reviewed:

Historic Preservation Officer

Date

12/27/76



LANDMARKS PRESERVATION BOARD  
Suite 919 - ARCTIC BUILDING - Seattle, Washington 98101  
625-4501

LFB-10776

December 6, 1976

Mr. Albert Eng  
2405 1st Avenue  
Seattle, Washington 98121

SUBJECT: HULL BUILDING

Dear Mr. Eng:

At its meeting of August 18, 1976, the Landmarks Preservation Board voted to initiate landmark designation procedures as prescribed by Ordinance 102229 for:

The Hull Building  
2401-2405 1st Avenue

Therefore, in accordance with the provisions of Section 7, Paragraph (c) of the Ordinance, the Board has advertised in the City's official newspaper, The Daily Journal of Commerce, a public hearing will be held on Wednesday, January 05, 1977, in the Mayor's Conference Room on the 12th Floor of the Seattle Municipal Building between the hours of 11:00am and 1:00pm to review and make a recommendation on the above property.

We realize that you are vitally interested in this hearing and undoubtedly are planning to speak. Therefore, we would like to apprise you of the Board's initial areas of consideration. The criteria for designation are outlined in Section 6 of Ordinance 102229, copy of which is enclosed. At the public hearing the Chairperson will stipulate that discussion as indicated by the enclosed ordinance will be confined to statements pro and con the proposed landmark in terms of the criteria only. A hearing format will be forwarded to you a week prior to the meeting.

Sincerely,

LANDMARKS PRESERVATION BOARD  
(Mrs.) Peggy Corley, Chairperson

*Roberta Deering*  
By: Roberta Deering  
Board Coordinator

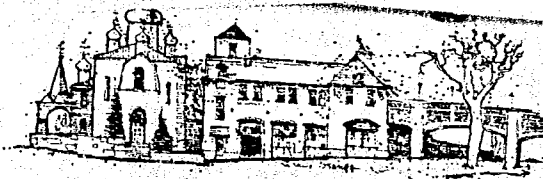
RD:hg

Encl.

56  
57-58

The Leader Bldg. 2401-2405 - 1st  
Hull Bldg. 2405-2401 - 1st  
Pacific

11/11/76



The City of Seattle

## Landmarks Preservation Board

919 Arctic Building Seattle, Washington, 98104 • (206) 625-4501

LPB-124/77

### REPORT ON DESIGNATION/REPEALER/120 DAY PROPERTIES

NAME OF PROPERTY:

The Hull Building  
2401 First Avenue  
Seattle, Washington

LEGAL DESCRIPTION:

Lot 8, Block 3, Bell and Denny's Addition.

OWNER:

Albert Eng  
2401 First Avenue  
Seattle, Washington 98104

### RECOMMENDATIONS FOR DESIGNATION:

On January 5, 1977, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of the Hull Building as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

Section 6, (1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or

Section 6 (3) - exemplifies the cultural, political, economic, social or historic heritage of the community; or

Section 6 (6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; or

Administered by The Office of Urban Conservation, The Seattle Department of Community Development

*Hotel leased to E.C. Hedekin 9/24/24*

*Rayton & Boward St. Ordinance, 6000 N. 1st St.*

HULL BUILDING  
2401 1ST AVE.

RECOMMENDATIONS FOR DESIGNATION (cont.):

Section 6 (9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

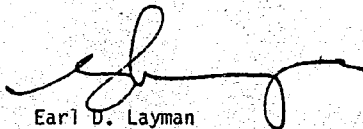
PROTECTIONS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit:

The Hull Building

1. the exterior facades.

Review of any changes or improvements to the above elements of the complex other than in-kind maintenance and repair would require review by the Board and either issuance of endorsements or Certificates of Approval prior to the granting of applicable permits by the City.



Earl D. Layman  
City Historic Preservation Officer

EDL:rdh

080577

*Hotel leased to E.C. Hedekin 9/24/24*



The City of Seattle

## Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-124/77

August 5, 1977

Mr. Albert Eng  
2401 First Avenue  
Seattle, Washington 98104

SUBJECT: The Hull Building, 2401 First Avenue

Dear Mr. Eng:

You will recall that on January 5, 1977, the Landmarks Preservation Board acted favorably on the nomination and recommended designation of the subject property as a Seattle Landmark. At that time, the Board was operating under the provisions and conditions of Municipal Ordinance 102229. Subsequently, following extensive deliberations, that ordinance was replaced, effective May 4, 1977, by Ordinance 106348, a copy of which is enclosed.

By virtue of the Repeal Section 14.10 of the new Ordinance,

"... the Board may, within One Hundred Twenty (120) days after the effective date of this Ordinance, select any sites, improvements or objects recommended for designation under Section 7 of Ordinance 102229 and such sites, improvements or objects shall be deemed to be approved for designation under the terms of Part VI of this Ordinance, and the Board shall serve upon the owner of such sites, improvements and objects notice of such selection requesting that the owner negotiate regarding controls and incentives, if any, pursuant to the provisions of Part VIII of this Ordinance . . ."

RETURN  
TO

Administered by The Office of Urban Conservation, The Seattle Department of Community

*Hotel leased to E.C. Hedekin 9/24/74*

Mr. Albert Eng  
August 5, 1977  
Page 2

Accordingly, on June 15, 1977, the Landmarks Preservation Board voted to select the Hull Building to be considered under the above quoted Repeal Section of Ordinance 106348. Enclosed is a copy of the Board's Report on Designation based on the actions taken at the January 5, 1977 Public Hearing. The Board requests that you review the enclosed report as well as the new Landmarks Preservation Ordinance.

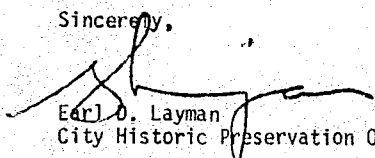
In accordance with Section 8.01 of the Ordinance, the Board hereby requests that you, as the owner of the subject property, commence negotiations with the Board Staff on the application of controls designed to preserve the specific features or characteristics identified in the Board's Report on Designation, and the application of economic incentives, if any. You should also be aware that the provisions of Part XII of Ordinance 106348, Certificates of Approval for Alterations or Significant Changes, are in effect as of August 5, 1977. Therefore, if any changes or improvements other than in-kind maintenance and repair are planned during the designation process for any of the features specified in the Report on Designation, a Certificate of Approval will be required.

Please contact the Board Staff by August 26, 1977, in writing, indicating that you either do, or do not, wish to negotiate controls and incentives. If you choose not to negotiate incentives, or do not contact the Staff by August 26, 1977, the Staff will prepare and transmit to the Board its recommendations for controls and incentives for the subject property.

The negotiated controls and incentives, or the Staff recommendations on controls and incentives, will be reviewed by the Landmarks Board at a public meeting which will be held October 19, 1977, 11:00 a.m., in the Mayor's Conference Room, 12th Floor, Municipal Building, 600 Fourth Avenue.

We look forward to working cooperatively with you in this process for recognizing and protecting elements of our city's heritage. Written contacts with the Board's Staff should be addressed to the undersigned.

Sincerely,



Earl D. Layman  
City Historic Preservation Officer

EDL:wb

cc: Mrs. George W. Corley, Jr.  
Hon. Paul Kraabel, Seattle City Council  
Al Petty, P.E., Seattle Building Department  
John Ranquet, Attorney at Law  
William Justen, Seattle Building Department

Enclosures: Ordinance 106348      Report on Designation      Data Sheets

*Hotel leased to E.C. Hedekin 9/24/24*

JOHN RANQUET  
ATTORNEY AT LAW  
1344 DEXTER HORTON BUILDING  
SEATTLE, WASHINGTON 98104  
624-1080

September 20, 1977

RECEIVED  
SEP 21 1977

CITY OF SEATTLE  
OFFICE OF URBAN CONSERVATION

Landmarks Preservation Board  
918 Artic Building  
Seattle, WA 98104

Re: Your letter of August 5, 1977, LPB-124/77

Attention: L. D. Layman

Dear Sir:

I represent Albert K. Eng, the owner of the Hall Building located at 2401 First Avenue, Seattle, Washington. I would appreciate knowing what is available as to "incentives" as suggested in your letter of August 5, 1977.

Provided that any such negotiations would be without prejudice to the right of my client to claim compensation and to otherwise protest your actions, Mr. Eng would be willing to negotiate on the controls and incentives.

In the meantime, in your letter, you talked about a change in the law. I would like to have it reviewed as to whether or not you would have to start all over on this proceeding in view of the change of the law. It does not appear that it would be right that you would be able to use the best parts of an old law and the best parts of a new law.

Sincerely,

*John Ranquet*  
JOHN RANQUET

JR:mr  
cc: A-1 Laundry  
2401 First Avenue  
Seattle, WA 98104

Noted closed to E.C. Hedekin 9/24/77

JOHN RANQUET  
ATTORNEY AT LAW  
1344 DEXTER HORTON BUILDING  
SEATTLE, WASHINGTON 98104  
624-1080

RECEIVED  
OCT 18 1977

CITY OF SEATTLE  
OFFICE OF LAND CONSERVATION

October 17, 1977

Landmarks Preservation Board  
Attention: Earl D. Layman  
919 Arctic Building  
Seattle, WA 98104

Re: LPB-124/77  
LPB-167/77

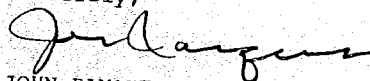
Dear Mr. Layman:

Thank you for the courtesy which you and Ms. Roberta Deering extended to my client and Mr. Chapman at our meeting on October 17, 1977. As I indicated to you at the time, you and Ms. Deering have been extremely courteous to myself and to my client at all times.

In keeping with my clients consistent position in this connection, on his behalf, protest is hereby made for all proceedings in connection with the attempts of the city to make the Hull building a landmark. This protest would extend to any controls and incentives, as suggested in your letter of August 5, 1977. To maintain the building as a landmark would be too expensive for my client.

Further, in keeping with the case of Luthern Church in America vs. City of New York, 35 N.Y. 2d 121 (1974), it is the position of my client that any efforts to designate this building as a landmark, because of the restrictions placed on it, would be violation of my clients 5th and 14th amendment rights and rights under the constitution.

Sincerely,

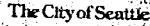
  
JOHN RANQUET

JR:mr

cc: Mr. Albert K. Eng  
2401 First Avenue  
Seattle, WA 98121

Handed to E.C. Hedekin 9/24/24

T. L. R. 101



919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

### STAFF RECOMMENDATION ON CONTROLS AND INCENTIVES

**OWNER:** Albert Eng  
2401 First Avenue  
Seattle, Washington 98104

On January 5, 1977, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of the Hull Building as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached), the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

- Section 6 (1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and
- Section 6 (3) - exemplifies the cultural, political, economic, social or historic heritage of the community; and
- Section 6 (6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; and

Administered by The Office of Urban Conservation, The Seattle Department of Community Development

Hotel leased to E.C. Hedekin 9/24/24

T-1 R - LSI - 1. ... 6. ...



RECOMMENDATION FOR DESIGNATION (cont.)

Section 6 (9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

PROTECTIONS:

In recommending designation on the basis of the above criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit, other than in-kind maintenance and repair:

The Hull Building

1. all elements of the facades, except for fire escapes, conduits and downspouts on west facade.

INCENTIVES:

None negotiated nor requested.



The City of Seattle

## Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-124.2/77

November 4, 1977

Mr. Albert Eng  
2401 First Avenue  
Seattle, Washington 98104

SUBJECT: Hull Building  
2401 First Avenue

Dear Mr. Eng:

At the meeting of the Seattle Landmarks Preservation Board on Wednesday, October 19, 1977, the Board, after hearing testimony, voted approval of the enclosed Staff Recommendation on Controls and Incentives for the subject property. In accordance with provisions of Ordinance 106348, copy of the Staff Recommendation, together with draft designating legislation, are being forwarded to the City Council for their review and final action.

You will be advised well in advance of the Council's schedule for public review.

Very truly yours,

  
Earl D. Layman  
City Historic Preservation Officer

EDL:hg

cc: Paul Kraabel, Seattle City Council  
James Hornell, Director, Department of Community Dev

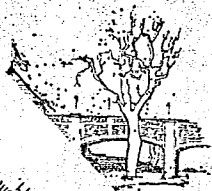
Enclosure

Administered by The Office of Urban Conservation, The Seattle Department of Community

Hull leased to Z.C. Hedekin 9/24/24

Taylor + Broad St. ordinances, 6000 Regrade to historic B. Ammon

subject file



Save this receipt and present it if you make inquiry.  
5. Enter fees for the services requested in front of the article.  
4. If you want delivery, check the appropriate boxes in item 1 of form 3811.  
3. If you want restricted delivery, check the appropriate boxes in item 1 of form 3811.  
2. If you want a return receipt, check the appropriate boxes in item 1 of form 3811.  
1. If you want the receipt postmarked, check the appropriate boxes in item 1 of form 3811.

PB-124/77

August 5, 1977

Mr. Albert Eng  
2401 First Avenue  
Seattle, Washington 98104

SUBJECT: The Hull Building, 2401 First Avenue

Dear Mr. Eng:

You will recall that on January 5, 1977, the La acted favorably on the nomination and recommend ject property as a Seattle Landmark. At that t under the provisions and conditions of Municipa quently, following extensive deliberations, the effective May 4, 1977, by Ordinance 106348, a c

By virtue of the Repeal Section 14.10 of the n

"... the Board may, within One Hun after the effective date of this Ord sites, improvements or objects recom under Section 7 of Ordinance 102229 provements or objects shall be deeme designation under the terms of Part and the Board shall serve upon the c improvements and objects notice of : ing that the owner negotiate regard centives, if any, pursuant to the p of this Ordinance ..."

Form 3811, Nov. 1976

SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).  
☐ Show to whom and date delivered .....25¢  
☐ Show to whom, date, & address of delivery .....45¢  
☒ RESTRICTED DELIVERY  
Show to whom and date delivered .....85¢  
☐ RESTRICTED DELIVERY  
Show to whom, date, and address of delivery ..\$1.05  
(Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:  
Albert Eng  
2401-1st Ave.  
Sea. Wa. 98104

3. ARTICLE DESCRIPTION:  
REGISTERED NO. CERTIFIED NO. INSURED NO.  
526637

(Always obtain signature of addressee or agent)  
I have received the article described above.  
SIGNATURE ☐ Addressee ☐ Authorized agent  
E. H. Holcomb

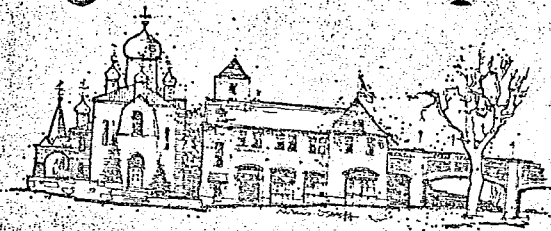
DATE OF DELIVERY  
AUG - 8 1977

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

POSTMARK  
AUG 8 1977  
USA



The City of Seattle

## Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-124/77

August 5, 1977

Mr. Albert Eng.  
2401 First Avenue  
Seattle, Washington 98104

SUBJECT: The Hull Building, 2401 First Avenue

Dear Mr. Eng:

You will recall that on January 5, 1977, the Landmarks Preservation Board acted favorably on the nomination and recommended designation of the subject property as a Seattle Landmark. At that time, the Board was operating under the provisions and conditions of Municipal Ordinance 102229. Subsequently, following extensive deliberations, that ordinance was replaced, effective May 4, 1977, by Ordinance 106348, a copy of which is enclosed.

By virtue of the Repeal Section 14.10 of the new Ordinance,

"... the Board may, within One Hundred Twenty (120) days after the effective date of this Ordinance, select any sites, improvements or objects recommended for designation under Section 7 of Ordinance 102229 and such sites, improvements or objects shall be deemed to be approved for designation under the terms of Part VI of this Ordinance, and the Board shall serve upon the owner of such sites, improvements and objects notice of such selection requesting that the owner negotiate regarding controls and incentives, if any, pursuant to the provisions of Part VIII of this Ordinance ..."

Please space below.  
We reserve  
the right to  
attach to front of article  
and file to back of article.  
Return Receipt Requested 20p.

RETURN  
TO

PENALTY FOR  
USE TO  
OR

Mr. Albert Eng  
August 5, 1977  
Page 2

Accordingly, on June 15, 1977, the Landmarks Preservation Board voted to select the Hull Building to be considered under the above quoted Repeal Section of Ordinance 106348. Enclosed is a copy of the Board's Report on Designation based on the actions taken at the January 5, 1977 Public Hearing. The Board requests that you review the enclosed report as well as the new Landmarks Preservation Ordinance.

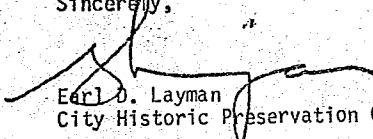
In accordance with Section 8.01 of the Ordinance, the Board hereby requests that you, as the owner of the subject property, commence negotiations with the Board Staff on the application of controls designed to preserve the specific features or characteristics identified in the Board's Report on Designation, and the application of economic incentives, if any. You should also be aware that the provisions of Part XII of Ordinance 106348, Certificates of Approval for Alterations or Significant Changes, are in effect as of August 5, 1977. Therefore, if any changes or improvements other than in-kind maintenance and repair are planned during the designation process for any of the features specified in the Report on Designation, a Certificate of Approval will be required.

Please contact the Board Staff by August 26, 1977, in writing, indicating that you either do, or do not, wish to negotiate controls and incentives. If you choose not to negotiate incentives, or do not contact the Staff by August 26, 1977, the Staff will prepare and transmit to the Board its recommendations for controls and incentives for the subject property.

The negotiated controls and incentives, or the Staff recommendations on controls and incentives, will be reviewed by the Landmarks Board at a public meeting which will be held October 19, 1977, 11:00 a.m., in the Mayor's Conference Room, 12th Floor, Municipal Building, 600 Fourth Avenue.

We look forward to working cooperatively with you in this process for recognizing and protecting elements of our city's heritage. Written contacts with the Board's Staff should be addressed to the undersigned.

Sincerely,



Earl D. Layman  
City Historic Preservation Officer

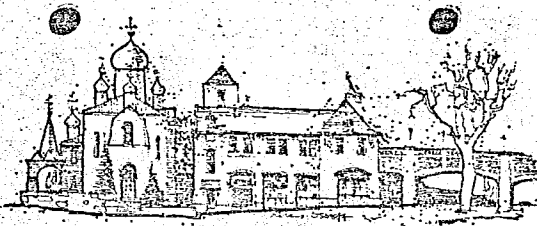
EDL:wb

cc: Mrs. George W. Corley, Jr.  
Hon. Paul Kraabel, Seattle City Council  
Al Petty, P.E., Seattle Building Department  
John Ranquet, Attorney at Law  
William Justen, Seattle Building Department

Enclosures: Ordinance 106348

Report on Designation

Data Sheets



The City of Seattle

## Landmarks Preservation Board

919 Arctic Building Seattle, Washington, 98104 • (206) 625-4501

LPB-124/77

### REPORT ON DESIGNATION/REPEALER/120 DAY PROPERTIES

NAME OF PROPERTY: The Hull Building  
2401 First Avenue  
Seattle, Washington

LEGAL DESCRIPTION: Lot 8, Block 3, Bell and Denny's Addition.

OWNER: Albert Eng  
2401 First Avenue  
Seattle, Washington 98104

### RECOMMENDATIONS FOR DESIGNATION:

On January 5, 1977, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of the Hull Building as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

- Section 6, (1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; or
- Section 6 (3) - exemplifies the cultural, political, economic, social or historic heritage of the community; or
- Section 6 (6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; or

RECOMMENDATIONS FOR DESIGNATION (cont.):

Section 6 (9) - owing to its unique location or singular physical characteristic; represents an established and familiar visual feature of the neighborhood, community or city.

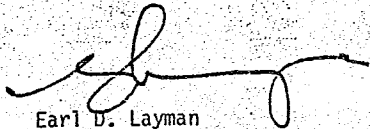
PROTECTIONS:

In recommending designation on the basis of the above enumerated criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit:

The Hull Building

1. the exterior facades.

Review of any changes or improvements to the above elements of the complex other than in-kind maintenance and repair would require review by the Board and either issuance of endorsements or Certificates of Approval prior to the granting of applicable permits by the City.



Earl D. Layman  
City Historic Preservation Officer

EDL:rdh

080577



The City of Seattle

## Landmarks Preservation Board

919 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-124.1/77

### STAFF RECOMMENDATION ON CONTROLS AND INCENTIVES

NAME OF PROPERTY: The Hull Building  
2401 First Avenue  
Seattle, Washington

LEGAL DESCRIPTION: Lot 8, Block 3, Bell and Denny's Addition.

OWNER: Albert Eng  
2401 First Avenue  
Seattle, Washington 98104

### RECOMMENDATION FOR DESIGNATION:

On January 5, 1977, the Landmarks Preservation Board conducted a Public Hearing to consider the nomination of the Hull Building as a Seattle Landmark. After reviewing the nomination and hearing testimony (see also Seattle Historic Data Sheet, copy attached) the Board voted to recommend designation to the Seattle City Council based on satisfaction of the following criteria of Ordinance 102229:

- Section 6 (1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and
- Section 6 (3) - exemplifies the cultural, political, economic, social or historic heritage of the community; and
- Section 6 (6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; and



RECOMMENDATION FOR DESIGNATION (cont.)

Section 6 (9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

PROTECTIONS:

In recommending designation on the basis of the above criteria, the following specific features were recognized which would require Certificates of Approval prior to implementation of any proposed work or changes or issuance of a building permit, other than in-kind maintenance and repair:

The Hull Building

1. all elements of the facades, except for fire escapes, conduits and downspouts on west facade.

INCENTIVES:

None negotiated nor requested.

DRAFT

AN ORDINANCE designating as a City of Seattle Landmark

HULL BUILDING  
2401 First Avenue  
Seattle, Washington 98121

and specifying satisfaction of landmark criteria and application of controls and any economic incentives applicable thereto.

WHEREAS, Ordinance created the Landmarks Preservation Board and established a procedure for the designation and preservation of objects, sites, improvements and elements having historical, cultural, architectural, engineering or geographical importance; and

WHEREAS, Section 14.10 of Ordinance 106348 specifies procedures for selection and procedures for designating properties which had been recommended for designation by the Landmarks Preservation Board under Ordinance 102229, but not acted upon by the Seattle City Council prior to enactment of Ordinance 106438; and

WHEREAS, be it known that:

- (a) The Landmarks Preservation Board, under provisions of Ordinance ~~102229~~ and after due notice and public hearing on \_\_\_\_\_ January 5, 1977 recommended designation of

HULL BUILDING

on the basis of testimony and information included in the Seattle Historic Building Data sheets attached hereto, as well as in conformance of the recommendation with the Comprehensive Plan of Seattle and with the purposes and standards of Ordinance 102229; and

- (b) Within 120 days after the effective date of Ordinance 106348, and pursuant to Section 14.10 of that Ordinance, the Board, at public meeting on June 15, 1977 selected the

HULL BUILDING

which shall be deemed approved for designation under the terms of Part VI of Ordinance 106348; and

- (c) The City Historic Preservation Officer on August 5, 1977 served upon the owner of the

HULL BUILDING

notice of such selection and Report on Designation, and requested that the owner negotiate regarding controls and incentives, if any, pursuant to the provisions of Part III of Ordinance 106348; and

- (d) The Landmarks Preservation Board, at public meeting on  
October 19, 1977  
approved the Agreement or staff recommendations on Controls  
and incentives; and
- (e) The City Historic Preservation Officer on  
November 04, 1977  
forwarded to the Seattle City Council the Landmarks Preservation Board Report for Designation, Recommendation on Controls and Incentives and other supporting data for the  
HULL BUILDING
- ; and
- (f) The Planning and Urban Development Committee of the City Council considered the report and recommendation of the (Landmark Preservation Board/Hearing Examiner) at a public hearing held pursuant to due notice, and reported to the City Council in favor of such recommendation (s);

Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Report on Designation of the Planning and Urban Development Committee of the City Council is hereby approved and that the

HULL BUILDING

situated at

2401 First Avenue  
Seattle, Washington 98121

and more particularly described as:

Lot 8, Block 3, Bell and Denny's Addition.

is hereby designated a Landmark in satisfaction of the following criteria of Ordinance 102229:

- Section 6 (1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and
- Section 6 (3) - exemplifies the cultural, political, economic, social or historic heritage of the community; and
- Section 6 (6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; and
- Section 6 (9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

Section 2. That the following particular features, characteristics or elements of the property are particularly identified for preservation:

all elements of the facades, except  
for fire escapes, conduits and downspouts  
on west facade.

Section 3. That any changes, alterations or demolitions, other than repair and maintenance in kind, to elements listed in Section 2 above, will require review by the Landmarks Preservation Board and issuance of Certificates of Approval pursuant to the provisions of Ordinance 106348.

Section 4. That no economic incentives have been requested nor negotiated by the owner as consideration for the imposition of controls on the Landmark.

Section 5. That a certified copy of this Ordinance shall be recorded with the King County Director of Records and Elections,

is hereby designated a Landmark in satisfaction of the following criteria of Ordinance 102229:

- Section 6 (1) - has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and
- Section 6 (3) - exemplifies the cultural, political, economic, social or historic heritage of the community; and
- Section 6 (6) - is the work of a designer whose individual work has significantly influenced the development of Seattle; and
- Section 6 (9) - owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

Section 2. That the following particular features, characteristics or elements of the property are particularly identified for preservation:

all elements of the facades, except  
for fire escapes, conduits and downspouts  
on west facade.

Section 3. That any changes, alterations or demolitions, other than repair and maintenance in kind, to elements listed in Section 2 above, will require review by the Landmarks Preservation Board and issuance of Certificates of Approval pursuant to the provisions of Ordinance 106348.

Section 4. That no economic incentives have been requested nor negotiated by the owner as consideration for the imposition of controls on the Landmark.

Section 5. That a certified copy of this Ordinance shall be recorded with the King County Director of Records and Elections, and shall be served upon the owner of record of the designated property and on the person in charge of such landmark, and shall

be sent to the Superintendent of Buildings by the

within \_\_\_\_\_ days after approval  
of this Ordinance by the Mayor.

Section 6. (30 day ending).

Approved: etc.

790927082

ORDINANCE 108518

AN ORDINANCE relating to historic preservation, imposing controls upon the Hull Building, 2401-05 1st Avenue, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public meeting on January 5, 1977, recommended the Hull Building, 2401-05 1st Avenue, Seattle for consideration of designation as a Landmark under Ordinance 102229, and

WHEREAS, on June 15, 1977, the Board designated the Hull Building a Landmark under Ordinance 106348; and

WHEREAS, after a public meeting on June 15, 1977, the Board voted to approve the designation of the Hull Building as a Landmark under Ordinance 106348; and

WHEREAS, on October 19, 1977, the Board approved the controls and incentives recommended by the staff and agreed to by the owner on April 13, 1979; and

WHEREAS, the Board recommends to the City Council imposition of controls; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has designated the Hull Building, more particularly described as Block 3, Lot 8, of the Portion of the Town of Seattle, as laid out on the Land Claim of Wm. H. Bell, and the North Western Extremity of the Claim of A. A. Denny (Commonly known as Bell & Denny's Addition to the City of Seattle) as a Landmark based upon satisfaction of the following criteria of Ordinance 102229:

Section 6 (1) -has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and

Section 6 (3) -exemplifies the cultural, political, economic, social or historic heritage of the community; and



7909270882

1 Section 6 (6) -is the work of a designer whose indi-  
2 vidual work has significantly influenced  
the development of Seattle; and

3 Section 6 (9) -owing to its unique location or singular  
4 physical characteristic, represents an  
established and familiar visual feature  
5 of the neighborhood, community or city.

6 Section 2. The following controls upon alteration of  
7 the landmark are hereby imposed:

8 A Certificate of Approval must be obtained at the time  
9 for denying a Certificate of Approval must have expired  
10 before the owner may make alterations to all elements  
11 of the facades, except for the fire escapes, conduits  
12 and downspouts on west facade. Any in-kind maintenance  
13 and repair for the above noted features shall be  
excluded from the above controls.

14 Section 3. Enforcement of this Ordinance and penalties  
15 for its violation shall be as provided in Section 14.08 of  
Ordinance Number 106348.

16 Section 4. The City Clerk is hereby directed to record  
17 this ordinance with the King County Director of Records and  
18 Elections, deliver two copies to the City Historic Preservation  
19 Officer, 400 Yesler Building, and deliver one copy to the  
20 Superintendent of Buildings.

(To be used for all Ordinances except Emergency.)

7909270882

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 17 day of September, 1977  
and signed by me in open session in authentication of its passage this 17 day of  
September, 1977.

John Miller  
President of the City Council.

Approved by me this 26 day of September, 1977.  
Charles Royer  
Mayor.

Filed by me this 26 day of September, 1977.

E. L. Sina  
Attest: City Comptroller and City Clerk.

(SEAL)

Published .....

By Rayne Engstrom  
Deputy Clerk.

SEP-27-79 100389 7909270882 LST E RF 6.00

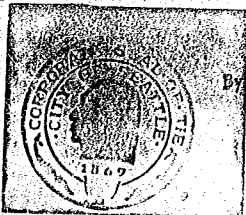
FILED for Record at Request 17

*E. L. Kidd*  
*101 City Comptroller*  
*Municipal Bldg.*

STATE OF WASHINGTON )  
COUNTY OF KING ) SS  
CITY OF SEATTLE )

I, E. L. KIDD, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this



E. L. KIDD  
Comptroller and City Clerk

*Dorothy S. McFarland*  
Deputy Clerk

# ORDINANCE 106318

AN ORDINANCE relating to historic preservation, imposing controls upon the Hull Building, 2401-05 1st Avenue, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREFORE, the Landmarks Ordinance, (10648), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public meeting on January 5, 1977, recommended the Hull Building, 2401-05 1st Avenue, Seattle, for consideration of designation as a Landmark under Ordinance 102229; and

WHEREAS, on June 15, 1977, the Board designated the Hull Building a Landmark under Ordinance 106348; and

WHEREAS, after a public meeting on June 15, 1977, the Board voted to approve the designation of the Hull Building as a Landmark under Ordinance 106348; and

WHEREAS, on October 19, 1977, the Board approved the controls and incentives recommended by the staff and agreed to by the owner on April 13, 1977; and

WHEREAS, the Board recommends to the City Council imposition of Controls; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has designated the Hull Building, more particularly described as Block 3, Lot 3, of the Portion of the Town of Seattle as laid out on the Land Claim of Wm. H. Bell, and the North Western Extremity of the Claim of A. A. Denny (Commonly known as Bell & Denny's Addition to the City of Seattle) as a Landmark based upon satisfaction of the following criteria of Ordinance 102229:

Section 6 (1)—has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation; or is associated with the life of a person significant in the past; and

Section 6 (2)—exemplifies the cultural, political, economic, social or historic heritage of the community; and

Section 6 (4)—is the work of a designer whose individual work has significantly influenced the development of Seattle; and

Section 6 (5)—owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained or the time for denying a Certificate of Approval must have expired before the owner may make alterations to all elements of the facade, except for the fire escapes, conduits and downspouts on west facade. Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance Number 106348.

Section 4. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yester Building, and

deliver one copy to the Superintendent of Buildings.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of this city charter.

Passed by the City Council the 17th day of September, 1979, and signed by me in open session in authentication of its passage this 17th day of September, 1979.

JOHN MULLIN  
President of the City Council

Approved by me this 26th day of September, 1979.

CHARLES ROYBLO  
Mayor

Filed by me this 26th day of September, 1979.

Attest: B. J. KIDD,  
City Comptroller and  
City Clerk

By: WAYNE ANGRIVING,  
(Seal) Deputy Clerk

Publication ordered by B. J. KIDD, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, September 27, 1979. (C-947)

# The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported

Your Committee on

*Urban Development ; Housing*

and Adopted

SEP 17 1979

to which was referred

C.B. 100581

Designating the Hull Building at 2401-2405 1st Avenue as an Historic Landmark.

Relating to historic preservation, imposing controls upon the Hull Building, 2401-05 1st Avenue, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

*recommends that the same do pass.*

*[Signature]*  
Chairman

..... Chairman

.....

.....

.....

.....

.....

.....

Committee

Committee

C-947

## Affidavit of Publication

### STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a .....

Ordinance No. 108518

was published on September 27, 1979

Subscribed and sworn to before me on

September 27, 1979

Notary Public for the State of Washington,  
residing in Seattle.